

EXHIBIT J

SWING SPACE PLAN

RP *JS*



SWING SPACE PLAN

The owners of both One and Two Rockledge Centre engaged May Construction (General Contractor) to develop this Swing Space Plan to effectively consolidate the existing NIH tenants within Rockledge Centre, while freeing the contiguous office space necessary to house the Office of the Director staff slated to relocate from other locations. The intention of this plan is to not have typical swing space but instead phase the tenant build out so that user groups only relocate one time throughout the project. This Swing Space Plan involves five Tenant Improvement Phases covering 100% of the Government's Leased Premises and requires no swing space or double-moves.

The Offerors and the Government share the common goal of minimizing downtime and disruption for the NIH tenants at Rockledge Centre. To that end, the Offerors formulated the Swing Space Plan outlined herein to ensure mutual agreement on the practical necessities of this proposed transaction. To further minimize project risk, the Offerors engaged a common architect, engineer and general contractor, each selected based on their track records of exceptional performance and hands-on experience at Rockledge Centre and with the Government.

The Rockledge team has been preparing for this consolidation lease project for over three years. As part of that effort, the vacant 10th and 9th floors of One Rockledge (top two floors) were intentionally held off the market since they were vacated by Aetna. With the assumption that NICHD will soon vacate the 8th floor*, these three contiguous floors at the top of One Rockledge provide 67,563 ABOASF (73,999 RSF) with which to execute Phase 1 of the project tenant build-out. Analysis of the existing seating in the buildings shows that as the tenants relocate into newly built-out space, improved utilization rates in each block of renovated space will result in progressively larger blocks of space being vacated by NIH.

Therefore, upon completion of Phase 1, the top 3 floors of One Rockledge would absorb the NIH staff from Floors 4 through 7 at One Rockledge, which thereby opens up those floors for Phase 2 renovations. Upon completion, those 4 floors would receive NIH staff from at least 4 floors elsewhere in the project, triggering Phase 3, and so on. The final phase covers the renovation of floors 1 through 5 at Two Rockledge. If the Government decides to retain any of its current space in its present configuration, this Swing Space Plan can be adjusted accordingly and possibly accelerated.

The Design and Construction Schedule provided in the following section of this Proposal incorporates the design and review timeframes set forth by the Government in the Lease. This Design and Construction Schedule is realistic and achievable.

Phase 1			Phase 2		
	One Rockledge	Two Rockledge		One Rockledge	Two Rockledge
10th Floor	Phase 1 TI		10th Floor	Renovated	
9th Floor					
8th Floor					
7th Floor					
6th Floor	Phase 2 TI				
5th Floor					
4th Floor					
3rd Floor					
2nd Floor					
1st Floor					

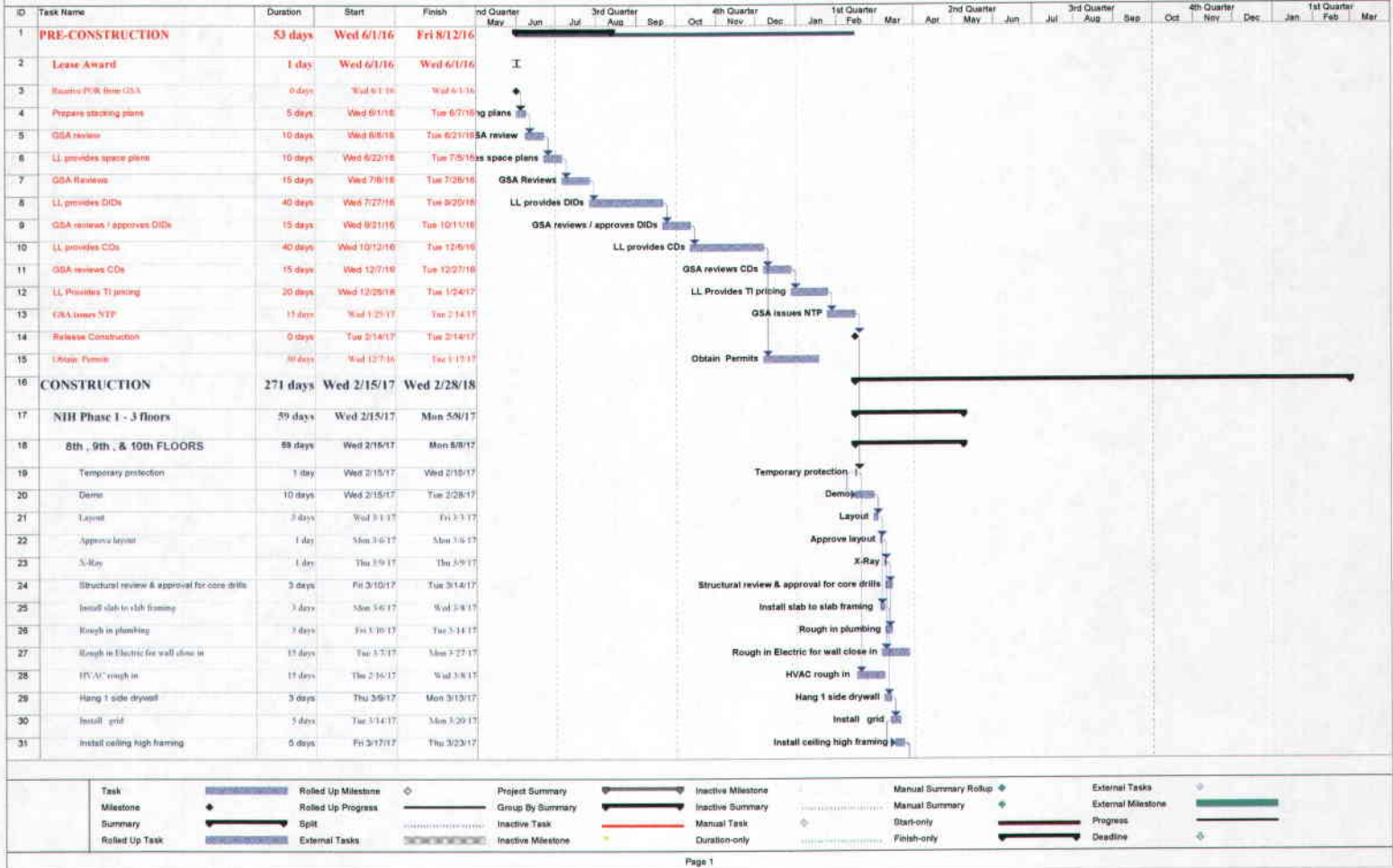
Phase 3			Phase 4		
	One Rockledge	Two Rockledge		One Rockledge	Two Rockledge
10th Floor	Renovated	Phase 3 TI	10th Floor	Renovated	Renovated
9th Floor					
8th Floor					Phase 4 TI
7th Floor					
6th Floor					
5th Floor					
4th Floor					
3rd Floor	Phase 3 TI				
2nd Floor					
1st Floor					

Phase 5			Completion		
	One Rockledge	Two Rockledge		One Rockledge	Two Rockledge
10th Floor	Renovated	Renovated	10th Floor	Renovated	Renovated
9th Floor					
8th Floor					
7th Floor					
6th Floor					
5th Floor					
4th Floor					
3rd Floor		Phase 5 TI			
2nd Floor					
1st Floor					

**We recognize the 8th Floor of One Rockledge is under lease to NIH (NICHD). However, it is expected to be more than 50% vacant by the end of May, 2016, when additional NICHD staff plans to relocate to a nearby leased location. We would request NIH's cooperation in allowing the 8th floor to be included in Phase 1 renovations.*



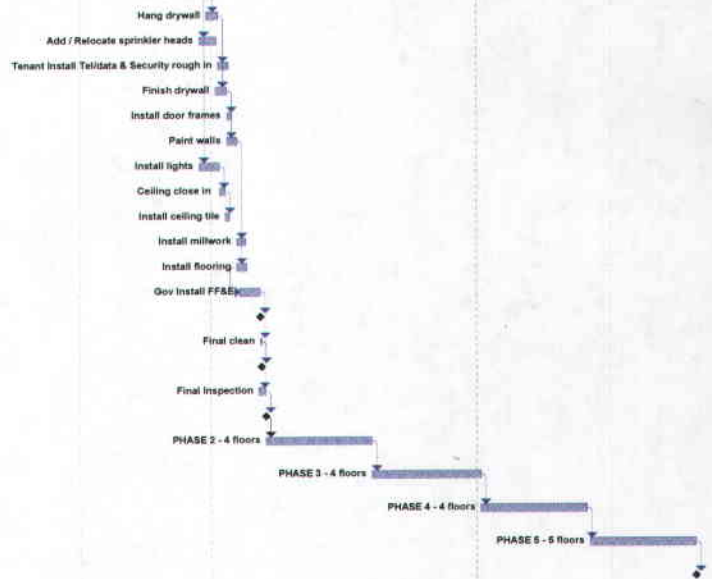
PRELIMINARY GSA / NIH ROCKLEDGE 1 & 2 CONSTRUCTION SCHEDULE



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PRELIMINARY GSA / NIH ROCKLEDGE 1 & 2 CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter															
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
32	Wall close in inspection	2 days	Tue 3/28/17	Wed 3/29/17																							
33	Hang drywall	6 days	Wed 3/29/17	Wed 4/5/17																							
34	Add / Relocate sprinkler heads	8 days	Fri 3/31/17	Tue 4/4/17																							
35	Tenant Install Telidata & Security rough in	3 days	Thu 4/6/17	Wed 4/12/17																							
36	Finish drywall	6 days	Tue 4/4/17	Tue 4/11/17																							
37	Install door frames	3 days	Wed 4/12/17	Fri 4/14/17																							
38	Paint walls	5 days	Wed 4/12/17	Tue 4/18/17																							
39	Install lights	10 days	Fri 3/31/17	Thu 4/6/17																							
40	Ceiling close in	2 days	Fri 4/7/17	Mon 4/10/17																							
41	Install ceiling tile	3 days	Tue 4/11/17	Thu 4/13/17																							
42	Install millwork	4 days	Wed 4/19/17	Mon 4/24/17																							
43	Install flooring	5 days	Wed 4/19/17	Tue 4/25/17																							
44	Gov Install FF&E	10 days	Fri 4/21/17	Thu 5/4/17																							
45	Substantial Completion	0 days	Thu 5/4/17	Thu 5/4/17																							
46	Final clean	1 day	Fri 5/5/17	Fri 5/5/17																							
47	Finalize Punchlist	0 days	Fri 5/5/17	Fri 5/5/17																							
48	Final inspection	3 days	Thu 5/4/17	Mon 5/8/17																							
49	Phase Move In	0 days	Mon 5/8/17	Mon 5/8/17																							
50	PHASE 2 - 4 floors	53 days	Tue 5/9/17	Thu 7/20/17																							
51	PHASE 3 - 4 floors	53 days	Fri 7/21/17	Tue 10/3/17																							
52	PHASE 4 - 4 floors	53 days	Wed 10/4/17	Fri 12/15/17																							
53	PHASE 5 - 5 floors	53 days	Mon 12/18/17	Wed 2/28/18																							
54	PROJECT COMPLETE	0 days	Wed 2/28/18	Wed 2/28/18																							



Task	Rollup Milestone	Project Summary	Inactive Milestone	Manual Summary Rollup	External Tasks
Milestone	Rollup Progress	Group By Summary	Inactive Summary	Manual Summary	External Milestone
Summary	Split	Inactive Task	Manual Task	Start-only	Progress
Rollup Task	External Tasks	Inactive Milestone	Duration-only	Finish-only	Deadline

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